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0008.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,094,300 / 1,094,300

ASSESSED:

1,094,300 / 1,094,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
71		OLD MYSTIC ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GRUBAUGH STEPHEN G/TRUSTEE	
Owner 2:	MCGEEHAN CAROL/TRUSTEE	
Owner 3:	GRUBAUGH MCGEEHAN TRUSTS	

Street 1: 71 OLD MYSTIC STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GRUBAUGH STEPHEN -

Owner 2: MCGEEHAN CAROL -

Street 1: 71 OLD MYSTIC STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .343 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2052 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14959		Sq. Ft.	Site		0	70.	0.58	4									608,142						608,100	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct		
101	14959.000	486,200								608,100	1,094,300					48692		
Total Card	0.343	486,200								608,100	1,094,300	Entered Lot Size						GIS Ref
Total Parcel	0.343	486,200								608,100	1,094,300	Total Land:						GIS Ref
Source:	Market Adj Cost									Total Value per SQ unit /Card:	533.28	/Parcel:	533.28					Insp Date

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